

6835-348-371  
6835-354-379  
6835-360-414  
6835-361-402  
6835-361-408  
6835-363-395  
6835-366-390

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RECORDED 04/13/2005 04:11:31PM  
Bk:00901 Pg:00213 Pages:5  
Fee:10.00 State:200.20  
County:84.70 Exempt:-----  
Ingram Moon, Clerk of Court  
Greenwood County, SC

3923 Bk:901 Pg:213

Deliver To: T & A

(Space above line reserved for recording information)

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STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GREENWOOD )

Prepared by  
  
Watson Law Firm

## ***General Warranty Deed***

KNOW ALL MEN BY THESE PRESENTS, that **Grace Community Church of Greenwood, S.C.**, in consideration of Ten and 00/100 (\$10.00) Dollars and other consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto **FrontLine Ventures, Inc.** the following described property:

All that certain piece, parcel or lot of land together with improvements thereon, situate, lying and being in the County of Greenwood, State of South Carolina, known and designated as **Lot No. 4-B of Club Point** as shown on plat of survey by Newby-Proctor and Associates, Inc. dated March 3, 2000 recorded in Plat Book 112 at Page 49 and **Lot Nos. 5, 7, 16, 17, 18, 19 and 20 of Club Pointe** as shown on plat of survey prepared by Carolina Engineering Services, Inc. Dated August 5, 1995 which is recorded in the Office of the Clerk of Court for Greenwood County in Plat Book 106 at Page 134, said plat being incorporated herein by reference.

Specifically included in this conveyance is all of the grantor's remaining interest, to the extent not conveyed hereinabove, in and to that certain tract of land containing 5.31 acres as shown on plat of survey by Carolina Engineering Service, Inc. dated April 19, 1995 which is recorded in the Office of the Clerk of Court for Greenwood County in Plat Book 89 at Page 120, said plat being incorporated herein by reference.

DERIVATION: Deed from Charles M. Watson, Jr. dated December 24, 2002 which is recorded in the Office of the Clerk of Court for Greenwood County in Deed Book 766 at page 107.

T.M.S.	6835-348-371	Lot No. 5/4-B
	6835-354-379	Lot No. 7
	6835-360-414	Lot No. 20
	6835-361-383	Roads and Common Areas
	6835-361-402	Lot No. 18
	6835-361-408	Lot No. 19
	6835-363-395	Lot No. 17
	6835-366-390	Lot No. 16

District: 06

Grantee's Address: 500 E. NORTH ST. - Suite C  
Greenville, SC 29601

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining and subject to easements and restrictions of record.

**TO HAVE AND TO HOLD** all and singular the premises before mentioned unto the said grantee, his heirs (or successors) and assigns forever.

**AND THE GRANTOR DOES HEREBY BIND ITSELF**, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said grantee, his heirs (or successors) and assigns, against itself and its successors and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

Any reference in this instrument to the singular shall include the plural and vice versa. Any reference to one gender shall include the others including the neuter. Such words of inheritance shall be applicable as required by the gender of the Grantee.

**IN WITNESS WHEREOF**, pursuant to resolution authorizing same, the grantor has caused these presents to be executed in its name by its duly authorized officer and its corporate seal to be affixed on April 13, 2005.

Grace Community Church of Greenwood, S.C.

BY: Robert E. Tolbert  
 Robert E. Tolbert [Seal]

BY: Jerry Adams  
 Jerry Adams [Seal]

BY: George M. McCaslan  
 George M. McCaslan [Seal]

Signed, sealed and Delivered  
in the presence of:

Elaine M. Lester  
Witness #1

[Signature]  
Witness #2

STATE OF SOUTH CAROLINA    )  
COUNTY OF GREENWOOD        )

# ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by Grace Community Church of Greenwood, S.C., through the officers whose signatures appear above, on April 13, 2005.

[Signature]  
Notary Public for South Carolina  
My Commission expires: 10/24/12

WLF File No R05-9050

STATE OF SOUTH CAROLINA )

AFFIDAVIT

Page 1 of 2

COUNTY OF GREENWOOD )

PERSONALLY APPEARED before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information

2. The property being transferred is located at **Lot No. 4-B of Club Pointe, Lot Nos. 5, 7, 16, 17, 18, 19 and 20 of Club Pointe**, Greenwood, SC 29646 bearing Greenwood County Tax Map Number **6835-348-371, 6835-354-379, 6835-366-390, 6835-363-395, 6835-361-402, 6835-361-408, 6835-361-414 and 6835-361-383** was transferred by **Grace Community Church of Greenwood, S.C.** to **Front Line Ventures, Inc.** on **April 13, 2005**.

3. Check one of the following: The deed is

- (a) ☒ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (b) \_\_\_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) \_\_\_\_\_ exempt from the deed recording fee because (See Information section of affidavit):  
\_\_\_\_\_ (If exempt, please skip items 4 - 7 and go to item 8 of this affidavit).

4. Check one of the following if either 3(a) or item 3(b) above has been checked (See Information section of this affidavit):

- (a) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$77,000.00.
- (b) \_\_\_\_\_ The fee is computed on the fair market value of the realty which is \$ \_\_\_\_\_.
- (c) \_\_\_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ \_\_\_\_\_.

5. Check Yes ☐ or No ☒ to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "Yes," the amount of the outstanding balance of the lien or encumbrance is: \$ \_\_\_\_\_

6. The deed recording fee is computed as follows:

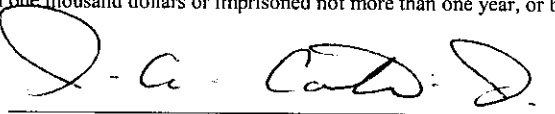
- (a) Place the amount listed in item 4 above here: \$77,000.00
- (b) Place the amount listed in item 5 here: \$ 0.00
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$77,000.00

7. The deed recording fee is based on the amount listed on Line 6(c) above, and the deed recording fee due is \$ 284.90

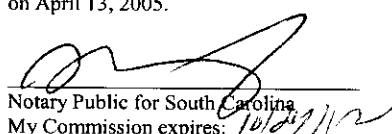
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:

### SELLER

9. I further understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

  
Responsible Person Connected with the Transaction

Sworn to before me  
on April 13, 2005.

  
Notary Public for South Carolina  
My Commission expires: 10/21/12

Name: Grace Community Church of Greenwood, S.C.

## INFORMATION (Reference S.C. Code of Laws 12-24-10 et seq)

Except as provided in this paragraph, the term value means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest or other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculation the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership or other entity and a stockholder, partner or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee imposed by this chapter are deeds:

- (1) transferring realty in which the value of the realty, as defined in Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty, as long as no consideration is paid for the transfer other than the interests in the realty that are exchanged in order to effect the partition;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, as long as no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust in which the beneficiaries are all members of the same family. "Family" means the grantor, the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendant of any of them, and the grantor's and grantor's spouse's heirs under a statute of descent and distribution. A "family partnership" or "family trust" also includes charitable entities, other family partnerships and family trusts of the grantor, and charitable remainder and charitable lead trusts, if all the beneficiaries are charitable entities or members of the grantor's family. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, as long as no consideration is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings.
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.